



BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

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CLIFF THAELL
At-Large

PARWEZ ALAM
County Administrator
(850) 488-9962

HERBERT W.A. THIELE
County Attorney
(850) 487-1008

October 13, 2003

Honorable Mike Stewart, Chairman
Wakulla County Board of County Commissioners
P. O. Box 1263
Crawfordville, FL 32326

Re: Wakulla County Comprehensive Plan Amendment CP-02-05, Sustainable
Community Land Use

Honorable Chairman Stewart:

I appreciate your timely response dated October 10, 2003, regarding the Wakulla County Comprehensive Plan Amendment on behalf of applicant N. G. Wade Investment Company, and your assurance that Wakulla County does not intend to develop the subject 606-acre sustainable community until all of the impacts are addressed and properly mitigated (Attachment #1).

The Leon County Board of County Commissioners will be discussing this matter at tomorrow night's meeting (October 14, 2003) at 5:00 p.m. You are invited to attend the meeting and address the Board on this issue should your schedule permit.

Leon County is willing to work together with Wakulla County in addressing this issue and in developing an Interlocal Agreement which will formalize both our commitments to resolving the environmental and transportation impacts of this development on both Leon and Wakulla Counties.

Leon County staff will be contacting your staff within the next two weeks to begin the process for the development of an Interlocal Agreement between the two Counties. Please contact me at 488-9962 if you have any questions or wish to discuss this matter further.

Sincerely,

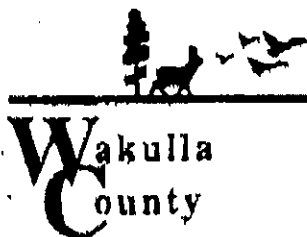
Parwez Alam
County Administrator

Mr. Mike Stewart, Chairman
October 13, 2003
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Attachment:

1. Letter from Wakulla County Chairman dated October 10, 2003, and Letter from County Administrator Parwez Alam dated October 3, 2003

cc: Leon County Board of County Commissioners
Herb Thiele, County Attorney

**Board of County Commissioners****COUNTY COMMISSIONERS****LEON NETTLES***District 1***HENRY VAUSE***District 2***MIKE STEWART***District 3***HOWARD W. KESSLER, M.D.***District 4***MAXIE LAWHON***District 5***PARRISH BARWICK**
County Administrator**RONALD A. MOWRE**
County Attorney
(850) 222-0482

October 10, 2003

Mr. Parwez Alam
Leon County Administrator
301 South Monroe Street
Tallahassee, Florida 32301

Re: Wakulla County Comprehensive Plan Amendment
CP-02-05, Sustainable Community Land Use

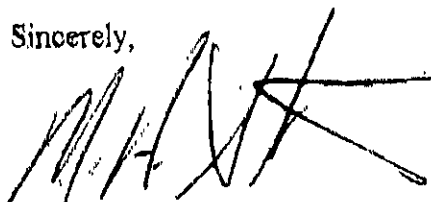
Dear Mr. Alam,

We are in receipt of your letter of October 3, 2003, and I want to assure you and the Leon County Board of County Commissioners that it is not the intention of Wakulla County to approve a request for development of the subject 606-acre sustainable community unless and until all of its impacts are addressed and properly mitigated.

As you know, the Comprehensive Plan Amendment changes the land use map to indicate the desire of the County to have a self-contained community in the northern part of the County at some time in the future. This change does not constitute approval of any development. Such approval has not been applied for, and if and when it is applied for, we will insist that all impacts, including those in Leon County, are identified and mitigated. This includes the existing deficient status of Woodville Highway (S.R. 363).

We recognize that both counties desire to have S.R. 363 four-laned, and we want to cooperate with you to get it done. I am requesting our staff to work toward an interlocal agreement formalizing this commitment.

Sincerely,


Mike Stewart, Chairman



BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
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Via Hand Delivery & United States Mail

October 3, 2003

**Michael H. Stewart, Chairman
Wakulla County Commission
Post Office Box 1263
Crawfordville, Florida 32326**

Re: Wakulla County Comprehensive Plan Amendment CP-02-05 (N.G. Wade Investment Company)

Dear Chairman Stewart:

It has come to the attention of Leon County that the Wakulla County Board of County Commissioners is considering at a Public Hearing on October 6, 2003, an amendment to the Wakulla County Comprehensive Plan (CP02-05) which will have an adverse impact on the provision of local government services in Leon County, Florida.

Apparently, this Comprehensive Plan Amendment in Wakulla County is for applicant, N.G. Wade Investment Company, and is for a 600+ acre parcel of property to be redesignated from Agricultural and Rural 2 to a Sustainable Community. We believe that this Amendment is inconsistent with Chapter 163, Rule 9J-5 of the Florida Rules of Administrative Procedure, internally inconsistent within the Wakulla County Comprehensive Plan, and will have a significant adverse impact on the provision of services and concurrency levels within Leon County. Therefore, Leon County constitutes an aggrieved or affected party under Chapter 163.

Since this matter is coming before the Wakulla County Board of County Commissioners of for a public hearing and potential vote on October 6, 2003, and since the Leon County Board of County Commissioners does not meet again until October 14, 2003, this letter is being written to preserve the status of Leon County as an affected party, and one who wishes to participate in further proceedings with regard to this proposed Wakulla County Comprehensive Plan Amendment.

As stated above, Leon County has significant concerns regarding the traffic impact that will be generated by the proposed change in the Wakulla County Comprehensive Plan Land Use Element, as well as having a serious negative impact on other concurrency levels and service provisions by Leon County to both residents of Leon

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Letter to Michael H. Stewart, Chairman, Wakulla County Commission
October 3, 2003
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County, as well as persons who will reside in Wakulla County, but who do business or are employed within the boundaries of Leon County.

It is my intention to bring this item before the Leon County Board of County Commissioners at its meeting of October 14, 2003. At that time, the Leon County Commission may decide to continue this matter further, or may withdraw its request. We will immediately advise you of the Leon County Commission decision.

In the interim, however, we wanted to ensure that Leon County stated its objection to the above-referenced Comprehensive Plan Amendment proposed by Wakulla County, and seeks to have its status preserved as an aggrieved or affected party with regard to this Comprehensive Plan Amendment. Please make this letter a portion of the record before the Wakulla County Commission at the hearing on October 6, 2003.

Thank you for your consideration.

Sincerely yours,

LEON COUNTY, FLORIDA



Parwez Alam
County Administrator

PA:sl

cc: Honorable Chairman and Members of the Leon County Board of County Commissioners
Vince Long, Assistant County Administrator, Leon County
Herb Thiele, County Attorney, Leon County
Gary Johnson, Community Development Division, Leon County
Tony Park, Public Works Director, Leon County
Wayne Tedder, Interim Director, Tallahassee-Leon County Planning Department